Enactment of Rent Control Legislation

1744. SHRI RAJNI RANJAN SAHU : Will the Minister of URBAN DEVELOPMENT be pleased to state :

(a) whether any moves have been made for enacting a rent-control legislation for the National Capital Territory of Delhi; and other metropolitan cities like Bombay, Calcutta and Madras on the lines of the model legislation on rent control laid down by Government;

(b) if so, the details thereof; and

(c) what reasons, if any, have been assigned by different authorities for delay in framing and enacting appropriate rent control legislations for a balanced structure of rights and obligations between house-owners and tenants?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI P. K. THUNGON) : (a) to (c) Rent Control is a State subject and the State Governments are free to enact their respective rent control legislation. A Model Rent Control Legislation framed by the Central Govt. was forwarded to the State Goveniments with the advise to adopt the Model Legislation or amend their existing laws on the lines of the Model Legislations with such modifications, as may be necessary, to suit local situations.

In so far as enacting a rent control legislation for Delhi is concerned, the proposals have been formulated.

The Government of Maharashtra has reported that a Bill regarding unification of existing three rent control acts has been referred to a Select Committee appointed by the Maharashtra Legislature for that purpose

Loans taken by DDA from financial and other institutions

1745. SHRI TRILOKI NATH CHATURVEDI :

DR. MURLI MANOHAR JOSHI :

Will the Minister of URBAN DEVELOPMENT be pleased to state :

(a) whether it is a fact that the DDA has been taking loans from financial and other institutions; if so, the amount obtained by DDA as loan or advance during each of the last three years;

(b) the amount received by the DDA during the last three years as loans or grants; from Government;

(c) the amount that is due to the DDA from the defaulting allottees of flats in 1990, 1991, 1992 and 1993; and

(d) what steps have been taken to realise the amount in each of the year ?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI P. K. THUNGON) : (a) Yes, Sir. The DDA has been raising loans from various financial institutions from time to time for augmentation of finances in order to implement its development activities. The details of loans obtained during the last 3 years is as under :

Year	Institution	Amount
1990-91	NIL	Nil
1991-92	Nil	Nil
1992-93	HDFC	Rs. 10.00 Crores
1993-94	(i) HDFC	Rs. 15.00 crores
	(ii) SBI	Rs. 10.00 crores

(b) The DDA has reported that during the last 3 years, no loan has been taken from Government. However the details of amount of grants in aid and plan fund received from Delhi Administration during the last 3 years is given below :—

Name of Scheme	Year	Amount
1. Plan Fund		
Innovation & Research :		
	1990-91	10.80 lacs
	1991-92	13.80 lacs
	1992-93	5.00 lacs
	1993-94	Nil
2. *Grants*		
	1990-91	Nil
	1991-92	20.00 lakhs
	1992-93	Nil
	1993-94	Nil

(c) The year-wise break-up of the amount due to DDA from defaulting allottees is not readily available. The amount of hire-purchase instalments yet to be recovered scheme-wise is as under :—

(i) Central Housing Scheme Rs. 1194.00 lacs (as on 31-12-93).

(ii) New Pattern Registration Scheme :

As per the information from DDA an amount of Rs. 16326.00 lacs was recoverable as on 31-3-92 on account of hirepurchase instalments.

(d) The DDA has taken the following steps to recover the outstanding amount :

(i) Issue of defaulter notices.

(ii) Issue of non-recovery certificate under Punjab Land Revenue Act 1887 to recover the outstanding amount as arrears of land revenue.

(iii) Issue of periodical Press/T.V. releases.

(iv) As a follow up to non-recovery certificates, 21 flats of different categories have been attached for non-payment of dues.

(v) There are proposals for advertisement on cable T.V. network.

(vi) Housing Account Management has been recently decentralised zone-wise to monitor recovery of hire-purchase instalments.

दिल्ली विकास प्राधिकरण में नियुक्तियाँ

1746. **श्रीमती सुषमा स्वराज :**

डा० जिनेन्द्र कुमार जैन :

क्या **शहरी विकास** मंत्री यह बताने की कृपा करेंगे कि :

(क) क्या यह सच है कि दिल्ली विकास प्राधिकरण में वास्तविक आवश्यकता से अधिक कर्मचारियों के नियुक्त होने की संभावना है;

(ख) यदि हां, तो तत्संबंधी ब्यौरा क्या है;

(ग) और इसके कारण प्राधिकरण को कितना वार्षिक अतिरिक्त भार वहन करना पड़ रहा है;